COMM NW COR OF NE1/4 OF SW1/4, R
FOR POB, RUN E 1449.02 FT, S 92
FT TO W R/W SR-47, S ALONG R/W 4

HUDSON FAMILY TRUST DATED APRIL 6, 2023
195 SW EUPHORIA GLN
LAKE CITY, FL 32024

2026

18-4S-17-08466-003

BUILDING CHARACTERISTICS

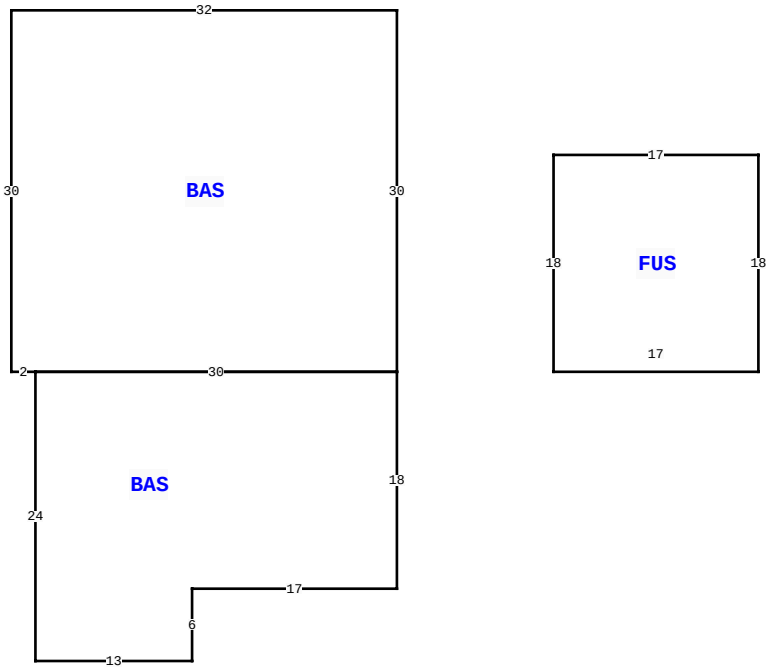
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	618	100		618	46,665
BAS	960	100		960	72,490
FUS	306	100		306	23,106
TOTALS	1,884			1,884	142,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	103.7232	116.17	218,864	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1884 HX Base Yr



170 SW LEGACY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	142,262
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	27,750
TOTAL MARKET VALUE	177,012
SOH/AGL Deduction	0
ASSESSED VALUE	177,012
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,012
TOTAL JUST VALUE	177,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2595	1/02/2024	WD	U	I	11	100
GRANTOR: HUDSON WAYNE T						
GRANTEE: HUDSON FAMILY TRUST						
1504/2408	4/06/2023	WD	U	I	11	100
GRANTOR: HUDSON WAYNE T SR						
GRANTEE: HUDSON FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 W32 S30 E2 BAS= S24 E13 N6 E17 N18 W30 $ E30$ PTR= E30 FUS= N18 W17 S18 E17$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.85	AC		1.00	1.00	0.75	20,000.00	15,000.00	27,750							

REVIEW DATE 05/09/2017 BY BC Total Acres: 1.85 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 06/22/2026 BY SYS